

**VILLAGE OF HARRISON HOT SPRINGS
ADVISORY PLANNING COMMISSION MEETING**

DATE: May 25, 2010
TIME: 4:00 p.m.
PLACE: Council Chambers

IN ATTENDANCE: Leo Facio (Chair)
Lorne Lees (Deputy Chair)
Brian Bignell
Allan Jackson, Councillor
Michael Rosen
Raymond Hooper
Andre Isakov, CEDO
Harvey Ruggles
Alan Birtch

Recording Secretary, K. Burr

ABSENT:

Marg Doman
Ted Tisdale

1. CALL TO ORDER

The Chair called the meeting to order at 4:00 p.m.

2. LATE ITEMS

Zoning Bylaw Zoning Bylaw

3. ADOPTION OF MINUTES

APC minutes of
April 20, 2010

Moved by
Seconded by

THAT the minutes of the Advisory Planning Commission meeting of
April 20, 2010 be adopted.

CARRIED

ERRORS AND OMISSIONS

4. DELEGATIONS/PETITIONS

None

5. CHAIRPERSON REPORT

None

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6. ITEMS FOR DISCUSSION

- Zoning Bylaw** **Report of Michael Rosen, Planning Consultant – May 11, 2010**
Re: Proposed Zoning Change of Properties Zoned C-5 (Tourist Commercial) within Neighborhood Planning Area 1 (Pine Avenue)

Ted Tisdale joined at 4:16 p.m.

It was noted that municipalities can change zoning when they want and they do not have to compensate someone if they perceived it to be a loss in value. It was mentioned that the Neighborhood plan does not change zoning it establishes policy for zoning changes. Municipalities can not change the zoning to reduce the value and then buy the land.

Moved by Lorne Lees
Seconded by Alan Birtch

THAT Option B be adopted by the Advisory Planning Commission.

CARRIED

- Minutes of the EDC, March 17, 2010** Page 3 of the EDC minutes from March 17, 2010 discuss some land development issues regarding the campgrounds which should be an issue dealt with by the APC. It was mentioned that it may be beneficial to have a joint meeting between the APC and EDC to discuss their concerns with the Zoning Bylaw.

- Zoning** Daycares are allowed in C1 accessory uses with a hotel (page 50). Should daycares be restricted to commercial zones only in a hotel setting?

Parcel widths on Lillooet west seem to be too small to build anything commercial. It was noted that the minimum parcel width was 20 meters.

C4 zones (page 60) make reference to drive in restaurants. It was noted that the Bylaw has been amended to wedding and catering instead of drive in restaurant.

Page 75 water Front Zone, point 6. Private floats are not permitted anymore. Change the wording to take out "private".

Page 70 Industrial Zone should be eliminated as we do not have such a zone in the Village.

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7.

ADJOURNMENT

Moved by Brian Bignal
Seconded by Lorne Lees

THAT the meeting be adjourned at 5:16 p.m.

CARRIED


Leo Facio
Chair


Krystal Barr
Recording Secretary